

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
ALEXANDRIA DIVISION

In re:)
)
)
EAGLE PROPERTIES AND)
INVESTMENTS LLC) CASE NO. 23-10566-KHK
)
)
Debtor) CHAPTER 7

TRUSTEE'S OPERATING REPORT FOR PERIOD DECEMBER 1, 2024 TO
DECEMBER 31, 2024

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing December 1, 2024 and ending December 31, 2024. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE

By Counsel

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By: /s/ Dylan G. Trache
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Counsel to the Chapter 7 Trustee



**Executive Summary
Asset Management
Eagle Properties and Investments, LLC
December 2024**

In December 2024, we continued to maintain the properties while going through the marketing and sale process.

Property Update

On December 23, 2024, the Trustee closed on the sale of 15474 Roxbury Road, Glenwood, Maryland, pursuant to the terms of the signed Sale Order. The only property remaining to be sold is 6961 Sterling Road, Harrisburg, Pennsylvania.

Insurance Update

After the closing on 15474 Roxbury Road, Glenwood, Maryland, the property insurance was cancelled. However, on 12/26/24, State Farm auto-billed my account for \$87.75. On 1/8/25, I received an \$86.35 refund check and sent it to the Trustee. The only property remaining with insurance is 6961 Sterling Road, Harrisburg, Pennsylvania. The property is insured by State Farm.

Invoices

To the best of my knowledge, all invoices that need to be paid by the bankruptcy estate are being directed or sent to my attention.

Tenant Issues

- 6961 Sterling Road, Harrisburg, PA – The lease was extended to 1/15/25. The rent has been received by the Trustee through 1/15/25. The Tenant is expected to move out on or about 1/15/25.

Advanced Funding

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024

- \$1,016.15 – November 2024
- \$250.69 – December 2024

We will continue to work closely with the Trustee and his counsel for the required approvals.

Sincerely,

Stephen Karbelk

Team Leader RealMarkets, a CENTURY 21 New Millennium team
Court Appointed Asset Manager, Eagle Properties and Investments LLC



Income and Expense Analysis – December 2024
Eagle Properties and Investments, LLC

This report is provided for properties that are occupied and rent was received prior to December 31, 2024.

6961 Sterling Road, Harrisburg, PA

Lender: ABL PRC Residential Credit Acquisition

Income	November 2024	Payee	Notes
Rent	\$3,900.00	Tenant	12/16/24 – 1/15/25
Expenses			
Insurance	\$55.91	State Farm	
Electric	Tenant Responsibility		
Water	\$107.03	PA American Water	
Sewer			
Landscaping	Tenant Responsibility		
Maintenance			
Other	\$0.00		
Net Proceeds	\$3,737.06		



Insurance Schedule – December 2024
Eagle Properties and Investments, LLC

Property	Insurance Carrier	Status
6961 Sterling Road, Harrisburg, PA	State Farm	Active – 837-5
15474 Roxbury Road, Glenwood, MD	State Farm	Cancelled Effective 12/23/24



Rent Roll and Receipts – December 2024
Eagle Properties and Investments, LLC

Property	Scheduled Rent	December 2024 Rent Received	Comments
6961 Sterling Road, Harrisburg, PA	\$3,900.00	\$3,900.00	12/16/24 to 1/15/25
15474 Roxbury Road, Glenwood, MD	\$4,100.00	\$0.00	No rent received, property closed on 12/23/24
Totals	\$8,000.00	\$3,900.00	

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
202	12/26/2024	State Farm	6961 Roxbury Road, Harrisburg, PA	Yes	No	Insurance	87.75	87.75
203	12/13/2024	State Farm	6961 Sterling Road, Harrisburg, PA	Yes	No	Insurance	55.91	
201	12/31/2024	PA American Water	6961 Sterling Road, Harrisburg, PA	Yes	No	Water Bill 11.21 to 12.19.24	107.03	162.94
						Total Due RealMarkets		250.69